

PRIME CLASS E  
OPPORTUNITY  
**NORTHAMPTON**  
UNIT 21/23  
NEWLAND WALK  
GROSVENOR CENTRE

### Description

Grosvenor Shopping is the prime retail offering in Northampton comprising approximately 320,000 sq. ft. of retail and leisure floor space, anchored by **Primark** and with other retailers including **Next, Pandora, Boots, Superdry** and **Vision Express** amongst others.

The subject premises are situated within prime pitch on the ground floor, with adjacent occupiers including **Next, Primark, Pandora, Ann Summers, Muffin Break** and **Ernest Jones**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over the ground floor, comprising the following areas:

<b>21 Newland Walk</b>	1,670 sq. ft.	(155.14 sq. m)
<b>23 Newland Walk</b>	1,457 sq. ft.	(135.36 sq. m)
<b>Combined Total</b>	<b>3,127 sq. ft.</b>	<b>(290.50 sq. m)</b>

### Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### Rent

Upon application.



### Rates & Service Charge

Unit	Rateable Value	Service Charge
<b>21 Newland Walk</b>	£23,500	£11,040
<b>23 Newland Walk</b>	£22,500	£9,631

This information is for guidance purposes only. Interested parties are advised to make their own enquiries within the VOA.

### EPC

EPC's have been commissioned. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**

[freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)

**Mike Willoughby**                **07810 480291**

[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

Or, **FMX**, contacting:

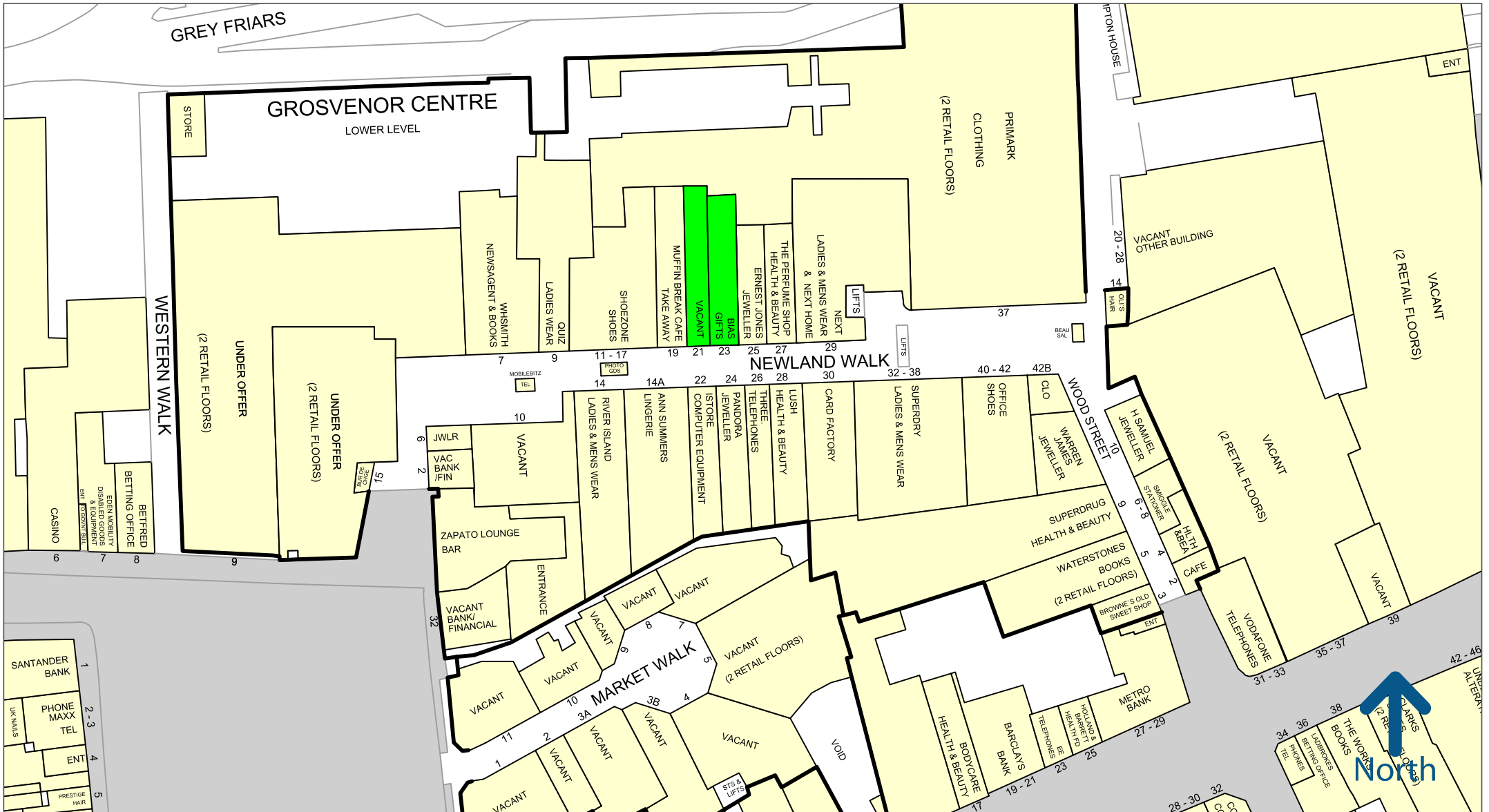
**Harry Mitchell**                    **07428 059987**

[harrymitchell@fmx.co.uk](mailto:harrymitchell@fmx.co.uk)

**Henry Foreman**                  **07469 155716**

[henryforeman@fmx.co.uk](mailto:henryforeman@fmx.co.uk)

*Subject to Contract*



Experian Goad Plan Created: 02/04/2024

Created By: Green and Partners

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50 metres

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